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KING COUNTY
INTERNATIONAL AIRPORT

July 13, 1998

Mr. Jeff Winter, P.E.
Department of Construction and Facilities Management
KING COUNTY INTERNATIONAL AIRPORT
P.O. Box 80245
Seattle, Washington 98108

Re: Limited Phase II Environmental Site Assessment Proposal
NE T-Hanger Site
Airport Way South, Seattle, Washington
PSI Proposal Number 578-8159

Dear Mr. Winter:

As requested, Professional Service Industries, Inc. (PSI) is pleased to present this proposal for performing a Limited Phase II Environmental Site Assessment at the NE T-Hanger site at King County International Airport in Seattle, Washington. This proposal presents a brief description of our understanding of the site, a discussion of our scope of services, and our applicable fees to conduct the work.

Site Location and Project Background

The project site is located in the northeast part of the King County International Airport (Boeing Field) in Seattle, Washington. The property is designated the NE T-Hanger site and is currently occupied by five hangers. Most of the remainder of the site is asphalt-paved. Construction of three new hangers is proposed for the site, following demolition of the existing hangers. Environmental soil sampling conducted by PSI during geotechnical drilling at the site for the proposed hangers determined that the soil at the water table horizon at one location (B-4) contained diesel and heavy oil-range hydrocarbon that exceed the Method A Cleanup Level established by the Washington Model Toxics Control Act (MTCA). This boring was located in the northwest corner of the site and is not within the proposed construction area for the three hangers. The depth to the water table was found to be between six and seven feet at the time of drilling. The direction of groundwater movement is probably to the west.

Scope of Work

This assessment is intended to provide information regarding the lateral extent of petroleum hydrocarbons in the soil beneath the site that was found to occur near the northwest corner of the hanger site. The general Phase II scope of work is described below, and a more detailed technical scope of work, which will be used as a Work Plan for this project, will be prepared on approval of this proposal.

The general scope of work of the Limited Phase II Assessment will consist of the following activities: Work Plan and Safety and Health Plan preparation, soil test pit excavation and sampling, laboratory analysis of soil samples, data analysis and interpretation, and report preparation. PSI proposes to excavate three soil test pits at the location of the northern-most hanger. The hanger is currently scheduled for demolition in August, 1998. The test pits will be excavated after demolition, within the footprint of the demolished building. The purpose of the test pits will be to determine whether the diesel and heavy oil-range hydrocarbon detected in the soil at the location of test boring B-4 north of the hanger extends further south onto the hanger site. Because the test pits will be restricted to the hanger footprint, this assessment will only determine if the hydrocarbon extends beneath that area and may not fully define the extent. The test pits will be excavated to the depth of the water table (about 6 to 7 feet) to permit sampling of the soil at that depth. Groundwater will not be investigated as part of this scope. Groundwater characterization may be necessary at a later time, and will require the installation of monitoring wells.

Excavation and sampling will be directed by a PSI field supervisor who will be OSHA-trained in accordance with 29 CFR 1910.120. Equipment decontamination, sample collection, field documentation, sample custody procedures, and laboratory analysis will be in general accordance with methods prescribed by the Environmental Protection Agency and the Washington State Department of Ecology. Excavated soil from the test pits will be returned to the excavations following sampling. Any investigation-derived waste from the site, including visibly contaminated soil and decontamination water, will be drummed and left on site for transport and disposal by others. Field quality control samples will not be collected and analyzed as part of the investigation, limiting the data validation process, and therefore, the data provided will be considered sufficient for preliminary evaluation purposes only.

A report of our findings will be prepared and two copies provided. The report will include information obtained during the assessment regarding the environmental conditions investigated, documentation of the work performed, laboratory analytical reports, and conclusions and recommendations based on this information.

Phase II Assessments may result in information of a sensitive nature, which may place an obligation on the site owner, operator, or other responsible person to report findings to a regulatory agency or other third party. PSI will not provide reporting to regulatory agencies or other third parties unless King County expressly requests such reporting to be performed.

Schedule

PSI can initiate work on this project within two days of receiving notice to proceed. We understand that the investigation is tentatively scheduled for mid-August, following removal of the existing hanger. PSI requests that you provide as-built drawings of the underground utilities of the property, which are needed prior to locating the test pits and requesting the utility clearance. The delivery date of the Phase II Report will be ten working days after initiation of the field work. Please contact us if you need a modification of this schedule.

Professional Fees

Based on the scope of work described above, the proposed fee for providing the Phase II Environmental Site Assessment will be \$4,650. A breakdown of the costs for providing this Assessment is listed in Attachment A. PSI proposes that the work be performed on a unit fee basis in accordance with the Attachment A Cost Estimate and Attachment B, PSI General Conditions for Environmental Survey Activities, which are incorporated into and made part of this proposal. Additional work required beyond the scope of services included in this proposal (e.g. access problems, weather delays, variations in the anticipated depth to groundwater, or other such factors beyond PSI's control) will be invoiced on a time and expense basis in accordance with the unit rates identified in Attachment A. King County will be contacted for authorization should additional work beyond the estimated budget be required to complete the scope of services. PSI can assist you in obtaining transport and disposal of investigation-derived waste in the event such materials result from this investigation; costs for which are not included in this proposal.

Responsibilities & Project Coordination

PSI will proceed with the work upon receipt of a signed copy of this proposal. We will contact the local utility locating service to mark utilities adjacent to and entering the site. King County is responsible for obtaining access to the subject site for PSI to perform its investigation, and for the identification of on-site utilities, tanks, and service lines.

Thank you for allowing PSI the opportunity to propose on this project. If this proposal meets with your approval, please sign where indicated below and return one intact copy to this office. Please contact Mr. Don Balmer or me at (206) 282-0666 with any questions you may have concerning this proposal.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Reviewed by: James Niehoff, P.E., Senior Author Review *DKB/for*



Tracy Yerian, Ph.D.
Manager, Chemistry and Environmental Services

Attachments: Attachment A: Phase II Cost Estimate
 Attachment B: General Conditions, Environmental Survey Activities

Acceptance of Proposal

Signature/Date

Name (Printed or typed)

Title (Printed or typed)

Attachment A

Limited Phase II Assessment Cost Estimate/King County Airport

Site Access	4 hours @ \$80/hr.	\$320.
Work Plan	1 hour @ \$80/hr.	\$ 80.
Site Safety and Health Plan	1 hour @ \$80/hr.	\$ 80.
Utility Locate	1 hour @ \$80/hr.	\$ 80.
Subcontract Backhoe (3 test pits)	Lump Sum Bid of \$750.	\$750.
Soil Sample Analysis (WTPH-Dx)	3 Samples @ \$124/ea.	\$372.
PSI Field Oversight	8 hours @ \$65/hr.	\$520.
PSI Project Management	4 hours @ \$85/hr.	\$340.
Field Equipment	Lump Sum Bid of \$65.	\$ 65.
Reimbursables	Lump Sum Bid of \$50.	\$ 50.
Report Preparation	20 hours @ \$80/hr.	\$1,600.
Drafting	4 hours @ \$40/hr.	\$160.
Clerical	2 hours @ \$30/hr.	\$ 60.
Senior Author Review	2 hours @ \$85/hr.	\$170.

Total Estimated Cost \$4,647.

Say \$4,650.

GENERAL CONDITIONS — ENVIRONMENTAL SURVEY ACTIVITIES —

1. PARTIES AND SCOPE OF WORK: Professional Service Industries Inc. (hereinafter referred to as "PSI") shall include said company or its particular division, subsidiary or affiliate performing the work. "Work" means the specific geotechnical, analytical, testing or other service to be performed by PSI as set forth in PSI's proposal, the client's acceptance thereof if accepted by PSI and these General Conditions. "Client" refers to the person or business entity ordering the work to be done by PSI. If the client is ordering the work on behalf of another, the client represents and warrants that the client is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, the client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for the client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the client transmits any part of PSI's work. PSI shall have no duty or obligation to any third party greater than that set forth in PSI's proposal, client's acceptance thereof and these General Conditions. The ordering of work from PSI shall constitute acceptance of the terms of PSI's proposal and these General Conditions.

2. HAZARDOUS MATERIALS: Nothing contained within this agreement shall be construed or interpreted as requiring PSI to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Client assumes full responsibility for compliance with the provisions of RCRA and any other Federal or State statute or regulation governing the handling, treatment, storage and disposal of pollutants.

3. SCHEDULING OF WORK: The services set forth in PSI's proposal and client's acceptance will be accomplished in a timely and workmanlike manner by PSI personnel. If PSI is required to delay any part of its work to accommodate the requests or requirements of client, regulatory agencies, or third parties or due to any causes beyond the direct reasonable control of PSI, additional charges may be applicable, which client agrees to pay.

4. ACCESS TO SITE: Client will arrange and provide access to each site upon which it will be necessary for PSI to perform its work. In the event work is required on any site not owned by client, client represents and warrants to PSI that client has obtained all necessary permissions for PSI to enter upon the site and conduct its work. Client shall, upon request, provide PSI with evidence of such permission as well as acceptance of the other terms and conditions set forth herein by the owner(s) and tenant(s), if applicable, of such site(s) in form acceptable to PSI. Client acknowledges that it is not PSI's responsibility to notify any such property owner of the discovery of actual or suspected pollutants. Client further recognizes that knowledge of such suspected or actual condition may result in a reduction in a property's value and may provide incentive to owners of properties affected to initiate legal action against client and/or others. Any work performed by PSI with respect to obtaining permission to enter upon and do work on the lands of others as well as any work performed by PSI pursuant to this agreement shall be deemed as being done on behalf of client and client agrees to assume all risks thereof. PSI shall take reasonable measures and precautions to minimize damage to each site and any improvements located thereon as a result of its work and the use of its work and the use of its equipment; however, PSI has not included in its fee the cost of restoration of damage which may occur. If client or the possessor of any interest in any site desires or requires PSI to restore such site to its former condition, upon written request of client, PSI will perform such additional work as is necessary to do and client agrees to pay to PSI the cost thereof.

5. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that he has advised PSI of any known or suspected hazardous materials, utility lines and pollutants at any site at which PSI is to do work hereunder, and unless PSI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, client agrees to defend, indemnify and save PSI harmless from all claims, suits, losses, costs and expenses, including reasonable attorneys fees as a result of personal injury, death or property damage occurring with respect to PSI's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to PSI by client.

6. LIMITATIONS OF PROCEDURES, EQUIPMENT AND TESTS: Information obtained from inspections, analysis and testing of sample materials shall be accurately reported on boring logs. Such information is considered evidence with respect to the detection, quantification and identification of pollutants, but any inference or conclusion based thereon is necessarily an opinion also based upon engineering judgment and shall not be construed as a representation of fact. Ground water levels and composition may vary due to seasonal and climatical changes and extrinsic conditions and, unless samples and testing are conducted over an extended period of time pollutants contained therein may escape detection. A site at which pollutants are not found to exist or at the time of inspection do not, in fact, exist, may later, due to intervening causes such as natural ground water flows or human intervention, become contaminated. There is a risk that sampling techniques may themselves result in contamination of certain subsurface areas such as when a probe or boring device moves through a contaminated area linking it to an aquifer, underground stream or other hydrous body not previously contaminated and capable of transporting pollutants. Because the risks set forth in this paragraph are unavoidable and because the sampling techniques to be employed are a necessary aspect of PSI's work on client's behalf, client agrees to assume these risks.

7. DISCOVERY OF UNANTICIPATED POLLUTANTS: The discovery of certain pollutants may make it necessary for PSI to take immediate measures to protect health and safety. PSI agrees to notify client as soon as practically possible should such pollutants be suspected or discovered. Client agrees to reimburse PSI for the reasonable cost of implementing such measures under the circumstances.

8. PAYMENT: Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the maximum interest rate permitted under applicable law, until paid. Client agrees to pay PSI's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. PSI shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein PSI waives any rights to a mechanics' lien, or any provision conditioning PSI's right to receive payment for its work upon payment to client by any third party. These General Conditions are notice, where required, that PSI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of PSI from any and all claims which client may have, either in tort or contract, and whether known or unknown at the time.

9. WARRANTY: PSI'S SERVICES WILL BE PERFORMED, ITS FINDINGS OBTAINED AND ITS REPORTS PREPARED IN ACCORDANCE WITH THIS AGREEMENT AND WITH GENERALLY ACCEPTED PRINCIPLES AND PRACTICES. IN PERFORMING ITS PROFESSIONAL SERVICES, PSI WILL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF ITS PROFESSION. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR REPRESENTATIONS, EITHER EXPRESS OR IMPLIED. STATEMENTS MADE IN PSI REPORTS ARE OPINIONS BASED UPON ENGINEERING JUDGMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT. SHOULD PSI OR ANY OF ITS PROFESSIONAL EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON PSI'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF PSI, ITS OFFICERS, EMPLOYEES AND AGENTS SHALL BE LIMITED TO \$25,000.00 OR THE TOTAL AMOUNT OF THE FEE PAID TO PSI FOR ITS WORK PERFORMED WITH RESPECT TO THE PROJECT, WHICHEVER AMOUNT IS GREATER.

IN THE EVENT CLIENT IS UNWILLING OR UNABLE TO LIMIT PSI'S LIABILITY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THIS PARAGRAPH, CLIENT MAY, UPON WRITTEN REQUEST OF CLIENT RECEIVED WITHIN FIVE DAYS OF CLIENT'S ACCEPTANCE HEREOF, INCREASE THE LIMIT OF PSI'S LIABILITY TO \$250,000.00 OR THE AMOUNT OF PSI'S FEE, WHICHEVER IS THE GREATER, BY AGREEING TO PAY PSI A SUM EQUIVALENT TO AN ADDITIONAL AMOUNT OF 5% OF THE TOTAL FEE TO BE CHARGED FOR PSI'S SERVICES. THIS CHARGE IS NOT TO BE CONSTRUED AS BEING A CHARGE FOR INSURANCE OF ANY TYPE, BUT IS INCREASED CONSIDERATION FOR THE GREATER LIABILITY INVOLVED. IF A CLAIM IS BROUGHT BY A THIRD PARTY NON-CLIENT CLAIMING TO BE A RECIPIENT OF PSI'S REPORT, THEN PSI'S LIABILITY TO THAT THIRD PARTY SHALL BE LIMITED TO \$500.00.

10. INDEMNITY: Subject to the foregoing limitations, PSI agrees to indemnify and hold client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs arising out of PSI's negligence to the extent of PSI's negligence. Client shall provide the same protection to the extent of its negligence. In the event that client or client's principal shall bring any suit, cause of action, claim or counterclaim against PSI, the party initiating such action shall pay to PSI the costs and expenses incurred by PSI to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that PSI shall prevail in such suit.

11. SOIL AND SAMPLE DISPOSAL: Unless otherwise agreed in writing, soils known at the time to be contaminated will be placed in containers, labeled and left on the site for proper disposition by client; and samples removed by PSI to its laboratory will, upon completion of testing, be disposed by PSI on behalf of client at client's expense unless client makes other arrangements.

12. TERMINATION: This Agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, PSI shall be compensated by client for all services performed up to and including the termination date, including reimbursable expenses and for the completion of such services and records as are necessary to place PSI's files in order and/or protect its professional reputation.

13. RESPONSIBILITY: PSI's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. PSI shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. PSI's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. PSI has no right or duty to stop the contractor's work.

14. WITNESS FEES: PSI's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay PSI's legal expenses, administrative costs and fees pursuant to PSI's then current fee schedule for PSI to respond to any subpoena.

15. PROVISIONS SEVERABLE: In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

16. ENTIRE AGREEMENT: This agreement contains the entire understanding between the parties. Client acknowledges that no representations, warranties, undertakings or promises have been made other than and except those expressly contained herein. This agreement may be amended, modified or terminated only by a written instrument signed by each of the parties hereto.